



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 07/11/05

Coordinator: KEVIN O'NEIL

Project Name: PROJECT MILLER

Project No.: 192-PA-2005

Case No.: **69-DR-2005**

07/19/05

Project Location: 1501 N MILLER ROAD, SCOTTSDALE AZ

## Property Details:

☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R-5

Proposed Zoning: N/A

Number of Buildings: 16

Parcel Size: 30,000 ft<sup>2</sup>

Gross Floor Area/Total Units: -

Floor Area Ratio/Density: N/A

Parking Required: 2 CARS/UNIT

Parking Provided: 32

Setbacks: N/A N - -

S - -

E - 32'

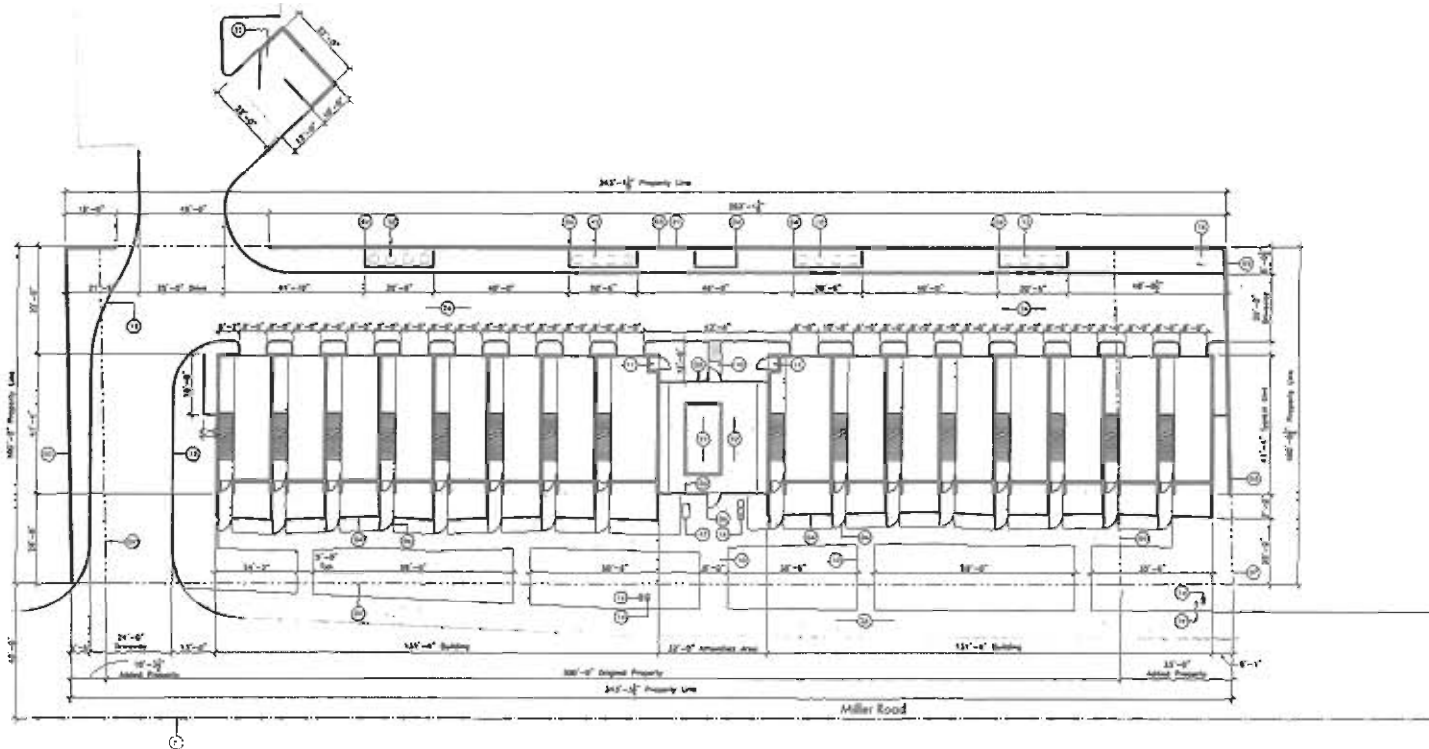
W - 20'

## Description of Request:

O' Companies is building Project Miller, a 16 unit, three-story townhome residence located 470 feet south of the intersection of Miller and McDowell. The 30,000 square foot site is situated in revitalized south Scottsdale. Designed by internationally renowned architect Peter Koliopoulos of Circle West, each unit offers an average 1385 square feet of contemporary living near the newly zoned ASU-Scottsdale Center for New Technology and Innovation Planned Area Development (PAD), a unique 21<sup>st</sup> century business community poised to be at the front of the knowledge economy. Each unit has a tandem, two car garage on the ground level. Taking the stairway up to the second floor, you enter into the living quarters. The second floor has an open floor plan with a contemporary design including a large kitchen, dinning space that leads into a living space with powder room, and a 72 square foot balcony. On the third floor there are two master bedrooms with private bathrooms and walk-in closets.

The site runs north-south 300 feet and east-west 100 feet on the east side of Miller Road. The residents are greeted by an extensively landscaped private drive. At the far end of the drive is an emergency gate restricted to emergency access vehicles. Around the front, each unit has its own gated private open space with a street facing front entry.

The townhomes feature a striking block and stucco construction punctuated by a visually moving façade created with a unique combination of undulating balconies and perforated metal screens. The angular layout of the two buildings is complemented by the lushly landscaped "cocktail-pool" lounge at the center of the community. The cocktail area has been designed as a relaxing urban oasis with its use of ergonomically-engineered lounge chairs, climbing ivy, and water features. Form and function has been taken into account in the design of the building and use of the landscaping. The perforated metal screening and canopy trees have been designed and positioned on the property to maximize the amount of shading and optimize energy efficiency.



**69-DR-2005**  
**09/12/05**

#### Site Information:

##### City Information:

Zoning: S-2 Multi Family Residential  
Parcel Number: 331-110759  
Net Lot Area: 33,111 s.f.  
Gross Lot Area: 33,111 s.f.  
Density: 14.9 units per acre

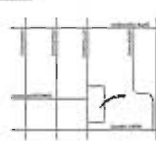
##### Parking Requirements:

Per City Ordinance, spaces required per dwelling unit:  
17 spaces x 118 units = 2006 spaces required  
Total parking spaces provided = 1270 car garage in each unit

##### Open Space:

Total site area = 33,111 s.f.  
Total open space required = 33,111 s.f. x 72% = 23,828 s.f.  
Total open space provided = 3,777 s.f.  
Length of area/lotage = 133 feet  
Average open space required = 233 feet x 20 feet = 4,660 s.f.  
Total average open space provided = 3,777 s.f.  
Site area = approximately 1,376 x 1,723 s.f.  
Average open space required = 1,723 s.f. x 105% = 1,809 s.f.  
Total private open space provided w/ roof and balcony = 188,128 s.f.

##### Vehicle Access:



#### Keynotes:

- |   |  |
|---|--|
| 01 Existing Property Line                   | 14 Water Main                                  |
| 02 Existing Site Wall - Existing, 7' High   | 15 Structural Foundation                       |
| 03 Existing Site Wall - New, 7' High        | 16 Main Road                                   |
| 04 Reinforced Concrete Wall - New, 30' High | 17 Community Mail Boxes                        |
| 05 Reinforced Concrete Wall - New, 30' High | 18 Mail Box                                    |
| 06 Main Gate                                | 19 Fire Department Connection                  |
| 07 Main Property Line                       | 20 Corner Lot of Street                        |
| 08 Emergency Only Crash Gate                | 21 Pool - Separate Fence                       |
| 09 Line of Building Mass - 60' square foot  | 22 Pool Decking - 100'                         |
| 10 Existing Aggregate Concrete              | 23 Double Gate Enclosure - C.O.S. 04.4 (21.0%) |
| 11 Fire Alarm Room                          | 24 City of Adjacent Property - To Be Removed   |
| 12 Ground Mounted Mechanical Units          | 25 Existing 8' Concrete Sidewalk               |
|   | 26 Asphalt Paving                              |

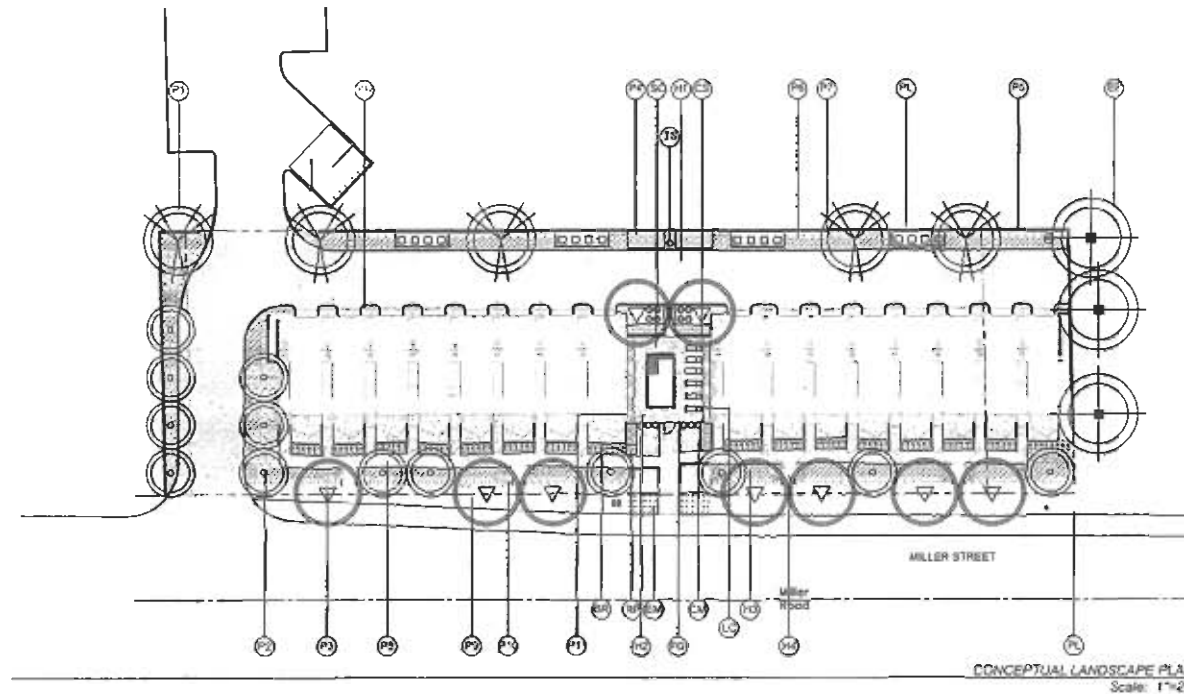


01 Site Plan



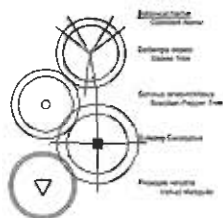
69-DR-2005  
09/12/05

PROJECT NAME PROJECT NUMBER PROJECT LOCATION PROJECT DATE	PREPARED BY CHECKED BY DATE	PROJECT NO. SHEET NO.	PROJECT NAME PROJECT NUMBER PROJECT LOCATION PROJECT DATE
PREPARED BY CHECKED BY DATE	PROJECT NO. SHEET NO.	PROJECT NAME PROJECT NUMBER PROJECT LOCATION PROJECT DATE	PREPARED BY CHECKED BY DATE
PREPARED BY CHECKED BY DATE	PROJECT NO. SHEET NO.	PROJECT NAME PROJECT NUMBER PROJECT LOCATION PROJECT DATE	PREPARED BY CHECKED BY DATE



# PLANT PALETTE

## TREES



Reference Code	Size	Color	Quantity
Delonix regia Golden Tree	24" dia	1"	5
Delonix regia Golden Tree	24" dia	1"	10
Delonix regia Golden Tree	24" dia	1"	1
Delonix regia Golden Tree	24" dia	1"	1

## SHRUBS & GROUND COVER

Reference Code	Size	Color	Quantity
Delonix regia Golden Tree	24" dia	1"	5
Delonix regia Golden Tree	24" dia	1"	10
Delonix regia Golden Tree	24" dia	1"	1
Delonix regia Golden Tree	24" dia	1"	1

\*Please refer to the 2000 Low Water Plant List

Notes: Delivery materials in planting areas to be covered at 1"

# KEYNOTES

## PLANTING KEYNOTES

1. (P1) (P2) (P3) (P4) (P5) (P6) (P7) (P8) (P9) (P10) (P11) (P12) (P13) (P14) (P15) (P16) (P17) (P18) (P19) (P20) (P21) (P22) (P23) (P24) (P25) (P26) (P27) (P28) (P29) (P30) (P31) (P32) (P33) (P34) (P35) (P36) (P37) (P38) (P39) (P40) (P41) (P42) (P43) (P44) (P45) (P46) (P47) (P48) (P49) (P50) (P51) (P52) (P53) (P54) (P55) (P56) (P57) (P58) (P59) (P60) (P61) (P62) (P63) (P64) (P65) (P66) (P67) (P68) (P69) (P70) (P71) (P72) (P73) (P74) (P75) (P76) (P77) (P78) (P79) (P80) (P81) (P82) (P83) (P84) (P85) (P86) (P87) (P88) (P89) (P90) (P91) (P92) (P93) (P94) (P95) (P96) (P97) (P98) (P99) (P100)

- (P1) Delonix regia Golden Tree
- (P2) Delonix regia Golden Tree
- (P3) Delonix regia Golden Tree
- (P4) Delonix regia Golden Tree
- (P5) Delonix regia Golden Tree
- (P6) Delonix regia Golden Tree
- (P7) Delonix regia Golden Tree
- (P8) Delonix regia Golden Tree
- (P9) Delonix regia Golden Tree
- (P10) Delonix regia Golden Tree
- (P11) Delonix regia Golden Tree
- (P12) Delonix regia Golden Tree
- (P13) Delonix regia Golden Tree
- (P14) Delonix regia Golden Tree
- (P15) Delonix regia Golden Tree
- (P16) Delonix regia Golden Tree
- (P17) Delonix regia Golden Tree
- (P18) Delonix regia Golden Tree
- (P19) Delonix regia Golden Tree
- (P20) Delonix regia Golden Tree
- (P21) Delonix regia Golden Tree
- (P22) Delonix regia Golden Tree
- (P23) Delonix regia Golden Tree
- (P24) Delonix regia Golden Tree
- (P25) Delonix regia Golden Tree
- (P26) Delonix regia Golden Tree
- (P27) Delonix regia Golden Tree
- (P28) Delonix regia Golden Tree
- (P29) Delonix regia Golden Tree
- (P30) Delonix regia Golden Tree
- (P31) Delonix regia Golden Tree
- (P32) Delonix regia Golden Tree
- (P33) Delonix regia Golden Tree
- (P34) Delonix regia Golden Tree
- (P35) Delonix regia Golden Tree
- (P36) Delonix regia Golden Tree
- (P37) Delonix regia Golden Tree
- (P38) Delonix regia Golden Tree
- (P39) Delonix regia Golden Tree
- (P40) Delonix regia Golden Tree
- (P41) Delonix regia Golden Tree
- (P42) Delonix regia Golden Tree
- (P43) Delonix regia Golden Tree
- (P44) Delonix regia Golden Tree
- (P45) Delonix regia Golden Tree
- (P46) Delonix regia Golden Tree
- (P47) Delonix regia Golden Tree
- (P48) Delonix regia Golden Tree
- (P49) Delonix regia Golden Tree
- (P50) Delonix regia Golden Tree
- (P51) Delonix regia Golden Tree
- (P52) Delonix regia Golden Tree
- (P53) Delonix regia Golden Tree
- (P54) Delonix regia Golden Tree
- (P55) Delonix regia Golden Tree
- (P56) Delonix regia Golden Tree
- (P57) Delonix regia Golden Tree
- (P58) Delonix regia Golden Tree
- (P59) Delonix regia Golden Tree
- (P60) Delonix regia Golden Tree
- (P61) Delonix regia Golden Tree
- (P62) Delonix regia Golden Tree
- (P63) Delonix regia Golden Tree
- (P64) Delonix regia Golden Tree
- (P65) Delonix regia Golden Tree
- (P66) Delonix regia Golden Tree
- (P67) Delonix regia Golden Tree
- (P68) Delonix regia Golden Tree
- (P69) Delonix regia Golden Tree
- (P70) Delonix regia Golden Tree
- (P71) Delonix regia Golden Tree
- (P72) Delonix regia Golden Tree
- (P73) Delonix regia Golden Tree
- (P74) Delonix regia Golden Tree
- (P75) Delonix regia Golden Tree
- (P76) Delonix regia Golden Tree
- (P77) Delonix regia Golden Tree
- (P78) Delonix regia Golden Tree
- (P79) Delonix regia Golden Tree
- (P80) Delonix regia Golden Tree
- (P81) Delonix regia Golden Tree
- (P82) Delonix regia Golden Tree
- (P83) Delonix regia Golden Tree
- (P84) Delonix regia Golden Tree
- (P85) Delonix regia Golden Tree
- (P86) Delonix regia Golden Tree
- (P87) Delonix regia Golden Tree
- (P88) Delonix regia Golden Tree
- (P89) Delonix regia Golden Tree
- (P90) Delonix regia Golden Tree
- (P91) Delonix regia Golden Tree
- (P92) Delonix regia Golden Tree
- (P93) Delonix regia Golden Tree
- (P94) Delonix regia Golden Tree
- (P95) Delonix regia Golden Tree
- (P96) Delonix regia Golden Tree
- (P97) Delonix regia Golden Tree
- (P98) Delonix regia Golden Tree
- (P99) Delonix regia Golden Tree
- (P100) Delonix regia Golden Tree

## HARDSCAPE KEYNOTES

- (H1) Concrete
- (H2) Paved Deck Material to be determined
- (H3) Material to be determined
- (H4) Material to be determined
- (H5) Material to be determined
- (H6) Material to be determined
- (H7) Material to be determined
- (H8) Material to be determined
- (H9) Material to be determined
- (H10) Material to be determined
- (H11) Material to be determined
- (H12) Material to be determined
- (H13) Material to be determined
- (H14) Material to be determined
- (H15) Material to be determined
- (H16) Material to be determined
- (H17) Material to be determined
- (H18) Material to be determined
- (H19) Material to be determined
- (H20) Material to be determined
- (H21) Material to be determined
- (H22) Material to be determined
- (H23) Material to be determined
- (H24) Material to be determined
- (H25) Material to be determined
- (H26) Material to be determined
- (H27) Material to be determined
- (H28) Material to be determined
- (H29) Material to be determined
- (H30) Material to be determined
- (H31) Material to be determined
- (H32) Material to be determined
- (H33) Material to be determined
- (H34) Material to be determined
- (H35) Material to be determined
- (H36) Material to be determined
- (H37) Material to be determined
- (H38) Material to be determined
- (H39) Material to be determined
- (H40) Material to be determined
- (H41) Material to be determined
- (H42) Material to be determined
- (H43) Material to be determined
- (H44) Material to be determined
- (H45) Material to be determined
- (H46) Material to be determined
- (H47) Material to be determined
- (H48) Material to be determined
- (H49) Material to be determined
- (H50) Material to be determined
- (H51) Material to be determined
- (H52) Material to be determined
- (H53) Material to be determined
- (H54) Material to be determined
- (H55) Material to be determined
- (H56) Material to be determined
- (H57) Material to be determined
- (H58) Material to be determined
- (H59) Material to be determined
- (H60) Material to be determined
- (H61) Material to be determined
- (H62) Material to be determined
- (H63) Material to be determined
- (H64) Material to be determined
- (H65) Material to be determined
- (H66) Material to be determined
- (H67) Material to be determined
- (H68) Material to be determined
- (H69) Material to be determined
- (H70) Material to be determined
- (H71) Material to be determined
- (H72) Material to be determined
- (H73) Material to be determined
- (H74) Material to be determined
- (H75) Material to be determined
- (H76) Material to be determined
- (H77) Material to be determined
- (H78) Material to be determined
- (H79) Material to be determined
- (H80) Material to be determined
- (H81) Material to be determined
- (H82) Material to be determined
- (H83) Material to be determined
- (H84) Material to be determined
- (H85) Material to be determined
- (H86) Material to be determined
- (H87) Material to be determined
- (H88) Material to be determined
- (H89) Material to be determined
- (H90) Material to be determined
- (H91) Material to be determined
- (H92) Material to be determined
- (H93) Material to be determined
- (H94) Material to be determined
- (H95) Material to be determined
- (H96) Material to be determined
- (H97) Material to be determined
- (H98) Material to be determined
- (H99) Material to be determined
- (H100) Material to be determined

69-DR-2005  
09/12/05

2ND CONCEPTUAL LANDSCAPE SUBMITTAL



Miller Townhomes

LANDSCAPE PLAN

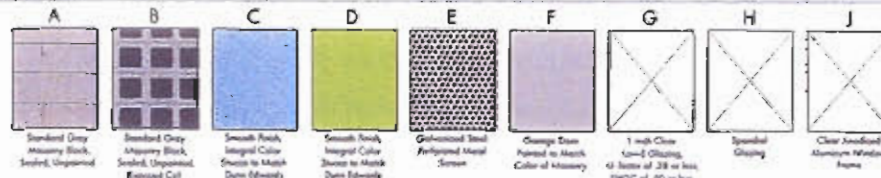
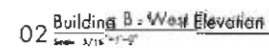
Prepared for:  
City of Seattle

Date:  
1/28/05  
Revision 1: 8/3/05  
Revision 2:  
Revision 3:

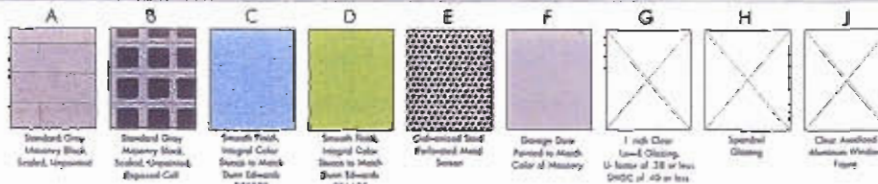
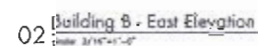


Scale: 1"=20'

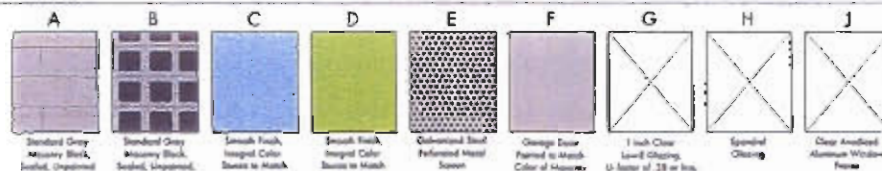
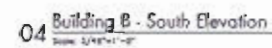
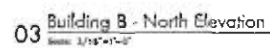
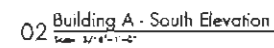
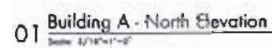
North Arrow  
1"=20'







69-DR-2005  
09/12/05



[illegible]





69-DR-2005  
09/12/05